



## 5 Hambleton Road, Catterick Garrison

Offers in The Region of £148,950

Forming part of this very popular development, conveniently positioned for the amenities of Catterick Garrison, this nicely presented end terraced house will appeal to a range of Buyers. Having been recently modernised by the Current Owners, to the ground floor there is a living room and a newly fitted dining kitchen. The first floor features two double bedrooms and a modern bathroom.

Externally there is a landscaped garden with a store, a garage and allocated parking. An early inspection is strongly recommended.

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF



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## **Entrance Hall:**

Accessed via a part glazed front door, with two windows to the side of the property, a radiator and access to the dining kitchen and the living room.

## **Dining Kitchen:**

3.80m x 2.94m

Newly fitted and comprising a range of modern wall and base units with complimenting countertops, integrated is an electric oven and hob with extractor over, a freestanding dishwasher, plumbing for a washing machine, a stainless steel sink with drainer and space for a fridge freezer. The kitchen is flooded with light with a window to the side and rear and a new part glazed upvc door to the garden.



The kitchen provides ample space for a dining table and has a radiator and a large understairs pantry cupboard.



## **Living Room:**

4.02m x 3.10m

Flooded with the morning sunshine, a perfect space for relaxing, with a large window to the front of the property, a radiator and a back boiler fire.



## **Landing:**

With loft access and an airing cupboard.

## **Bedroom 1:**

3.10m x 3.64m

A light and airy double bedroom with a window to the front of the property, which provides the benefit of unobstructed morning sunshine, a radiator and built in wardrobes.



**Bedroom 2:**

3.48m x 2.52m

A double bedroom with a window to the rear of the property, a radiator and built in wardrobe.

**Bathroom:**

A modern bathroom comprising a white three piece suite, a bath with a Mira electric shower over, a wc and a sink with a mirror and light over. A frosted double glazed window to the rear of the property and a radiator.

**External:**

To the front of the property is a low maintenance gravelled garden with mature shrubbery, whilst to the rear of the property is a part lawned, part paved garden.

There is a useful garden store and a gate which leads to the garage block.

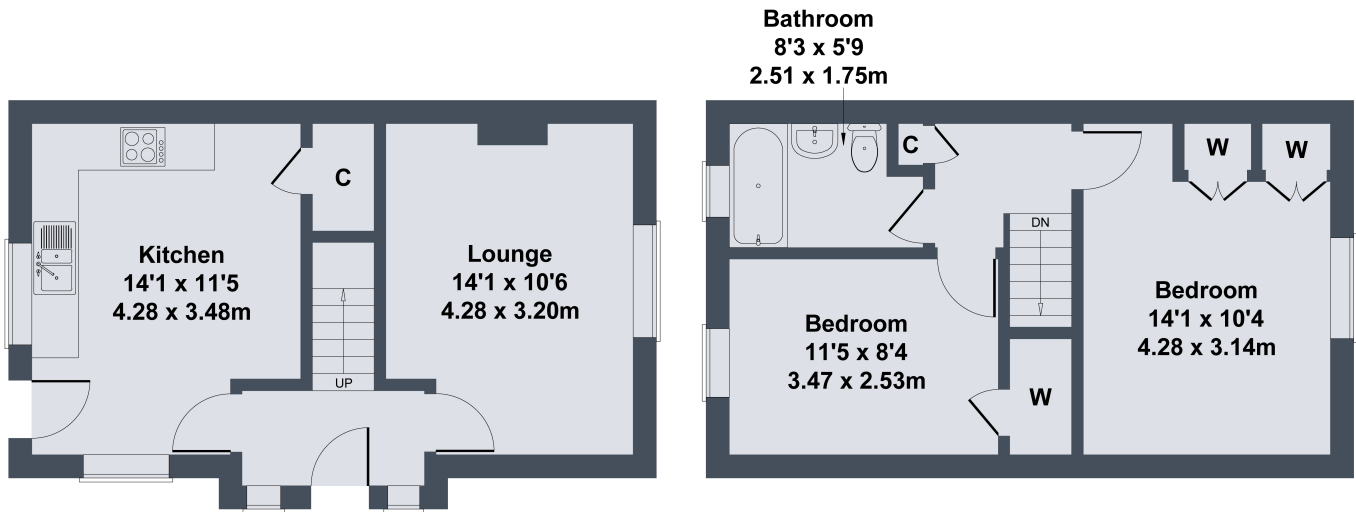
The property has potential for extension, subject to the relevant planning permissions being obtained.

**Additional Information**

The postcode is DL9 4HS, the Council Tax Band is B.



## 5 Hambleton Road, Catterick Garrison DL9 4HS



**GROUND FLOOR**

**FIRST FLOOR**

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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